

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Welcome

Due to the COVID-19 Pandemic emergency, the March 25, 2021 meeting of the Eisenhower West Landmark Van Dorn Implementation Advisory Group is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All members of the Advisory Group and staff are participating from remote locations through a Zoom Webinar.

# Welcome!

The Eisenhower West Landmark Van Dorn  
Implementation Advisory Group Meeting  
on the [Landmark Redevelopment](#)  
**will begin shortly at 6 pm**

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Agenda

# Agenda

1. **Ground Rules & Process (5 min)**  
*Ashley Labadie, AICP, Urban Planner, COA Dept. of Planning & Zoning*
2. **Transit & Helipad (20 min)**  
*Mark Schnauffer, Bus Rapid Transit Program Manager, COA Dept. of T&ES*  
*Nick Beeson, Director of Acquisitions, Foulger-Pratt*  
*Jonathan Rak, Partner, McGuire Woods*  
*Cathy Puskas, Partner, Walsh Colucci Lubeley & Walsh*
3. **Advisory Group Discussion/ Community Q&A (15 min.)**
4. **Affordable Housing (15 min)**  
*Helen McIlvaine, Director, COA Office of Housing*  
*Feras Qumseya, Vice President, Foulger-Pratt*
5. **Advisory Group Discussion (15 min.)**  
**Community Q&A (20 min.)**
6. **Next Steps**  
*Ashley Labadie*

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Meeting Ground Rules

### Meeting Ground Rules

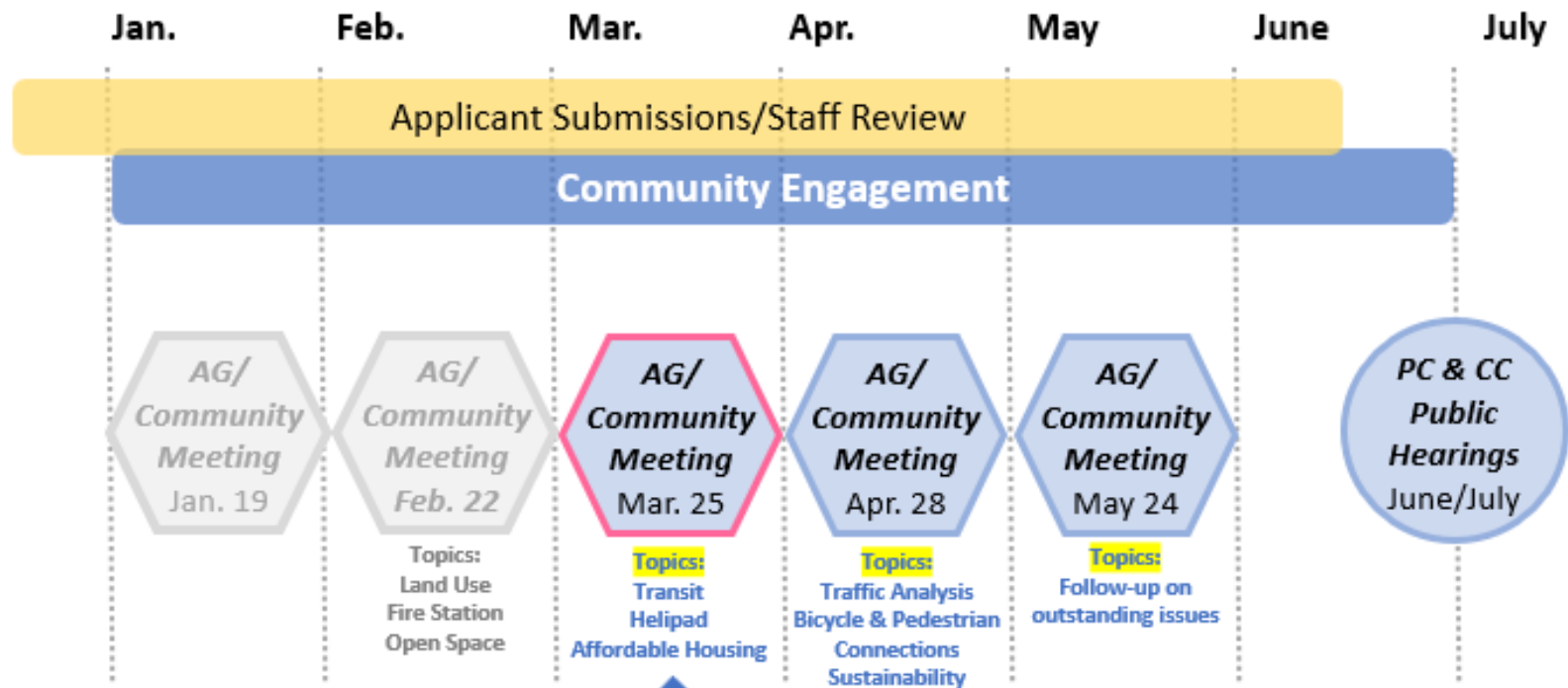
- Treat each other with respect
- Only one person speaks at a time
- Give everyone a chance to participate equally; avoid dominating
- Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences
- Ask for clarification; don't assume you know what someone means
- Don't characterize other people's views in or outside a group's meetings
- Mute yourself if you are not speaking



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## Entitlement Process

### Landmark CDD/Rezoning Schedule



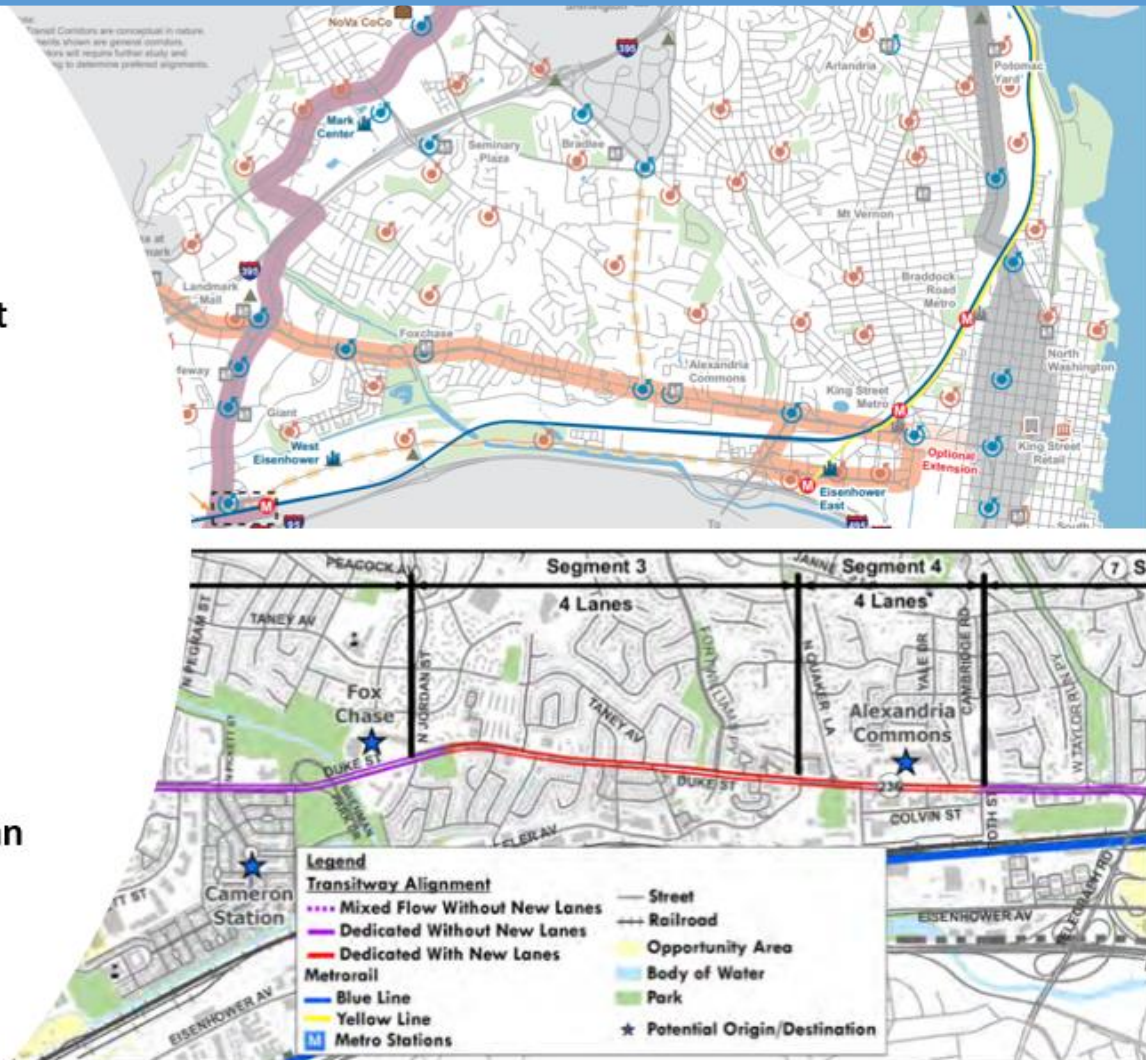
AG = Eisenhower West/Landmark Van Dorn Advisory Group  
 CC = City Council  
 PC = Planning Commission

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Transit: Previously Approved Planning Efforts

### Previously Approved Planning Efforts

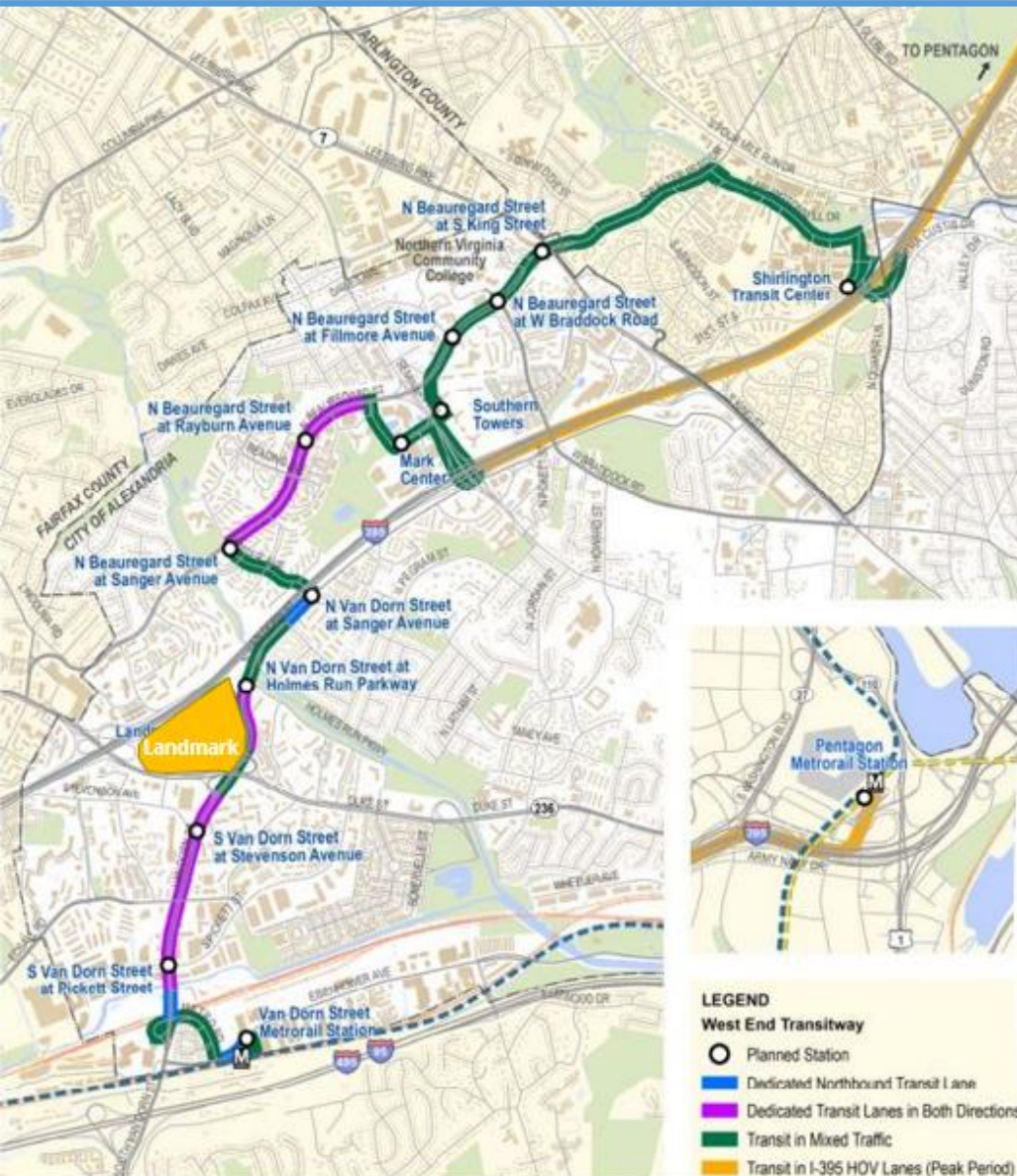
- **2008 Transportation Master Plan Transit Corridors**
  - **Adopted:** City Council, Planning Commission and Transportation Commission
- **2012 Transit Feasibility Study Recommendations**
  - **Adopted:** City Council, Planning Commission and Transportation Commission
- **2022/2030 Alexandria Transit Vision Plan**
  - **Adopted:** DASH Board Dec 2019





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## Transit: Corridor C



## Corridor C: West End Transitway

- East-West BRT corridor with several “Hubs”
  - Van Dorn Metrorail
  - Landmark Mall
  - Mark Center
  - Southern Towers
  - Shirlington Station
  - Pentagon Metrorail



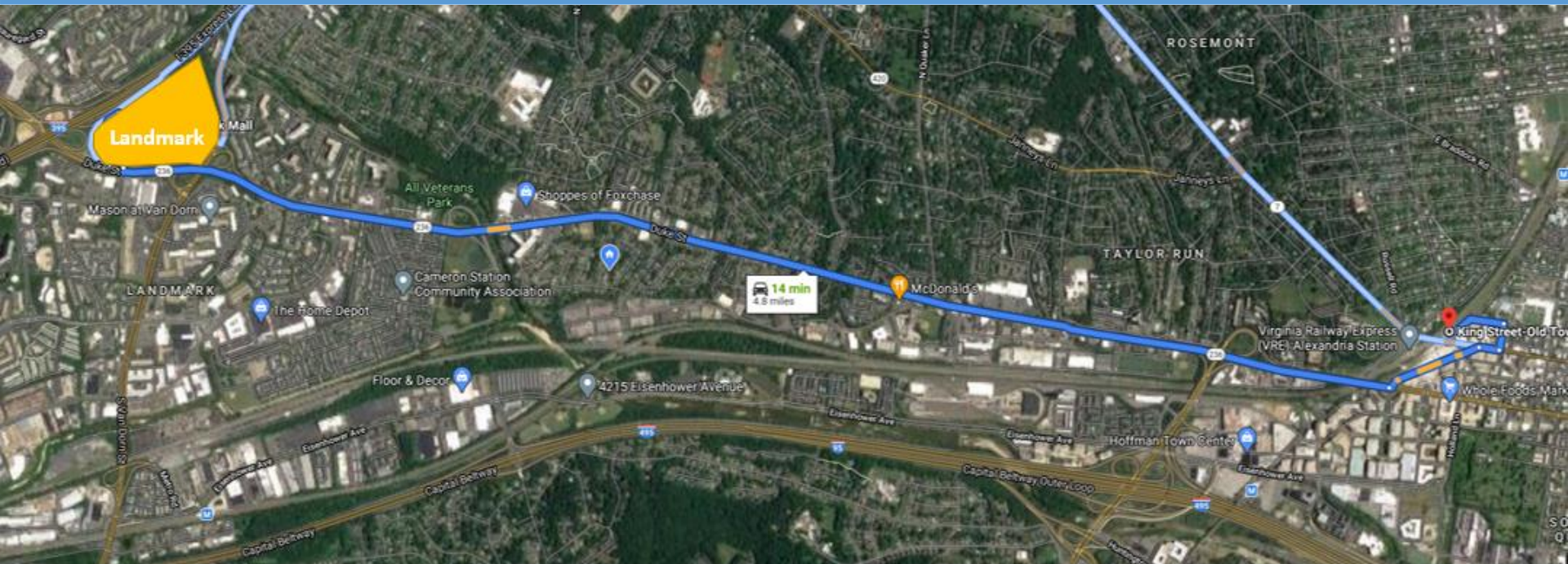
### LEGEND

#### West End Transitway

- Planned Station
- Dedicated Northbound Transit Lane
- Dedicated Transit Lanes in Both Directions
- Transit in Mixed Traffic
- Transit in I-395 HOV Lanes (Peak Period)

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## Transit: BRT Corridor Study Area



## BRT Corridor Study Area 2021

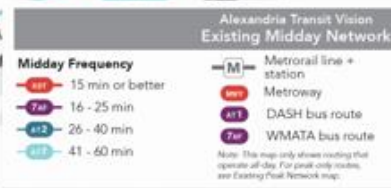
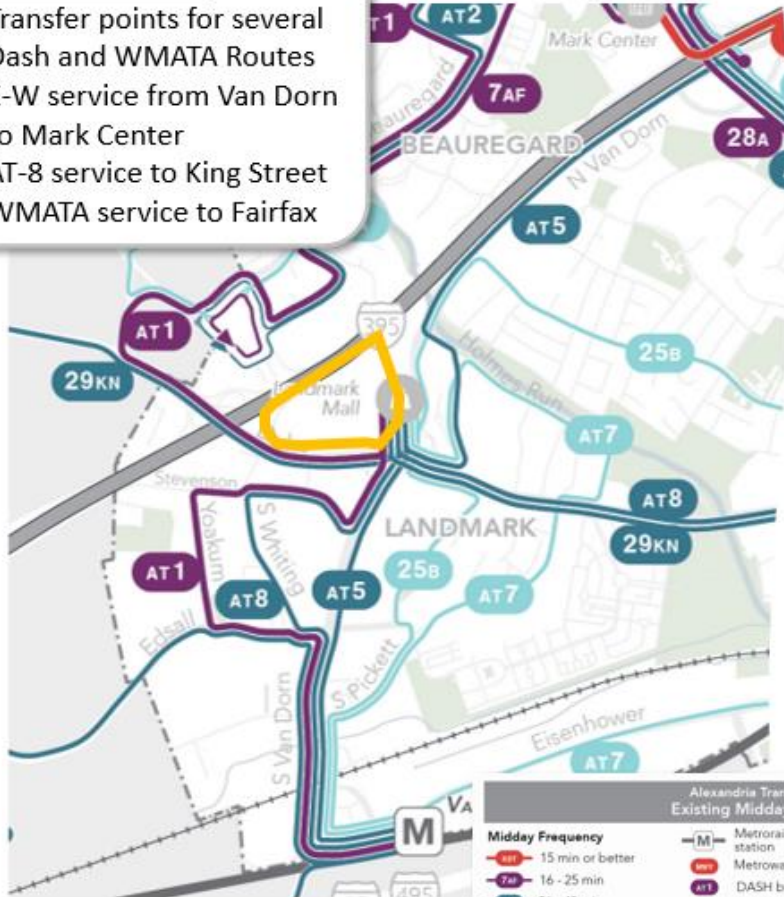


# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Transit: Existing Service & 2030 Transit Vision

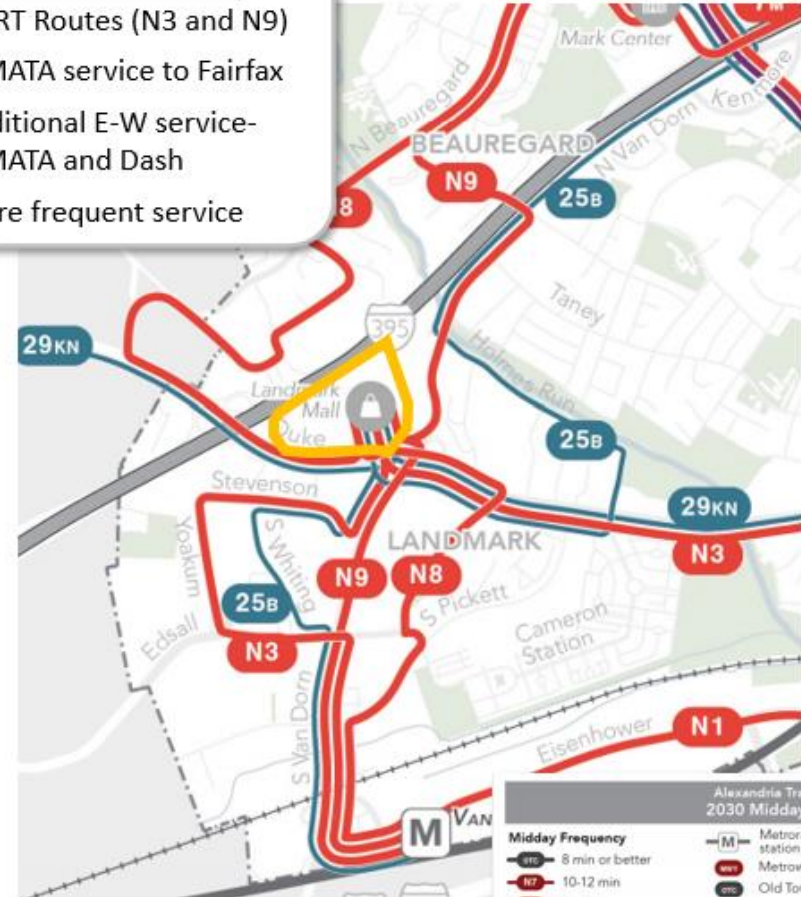
### Existing Service

- Transfer points for several Dash and WMATA Routes
- E-W service from Van Dorn to Mark Center
- AT-8 service to King Street
- WMATA service to Fairfax



### 2030 Transit Vision

- 2 BRT Routes (N3 and N9)
- WMATA service to Fairfax
- Additional E-W service- WMATA and Dash
- More frequent service





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Transit: Existing Conditions & Plan Recommendations

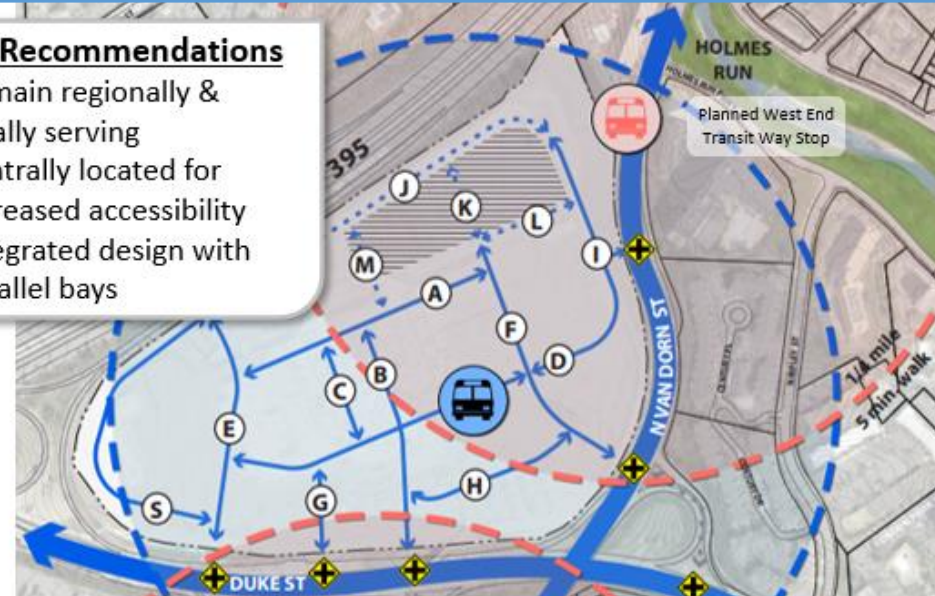
### Existing Conditions

- Regionally & locally serving
- Located in rear of site
- Outdated design



### Plan Recommendations

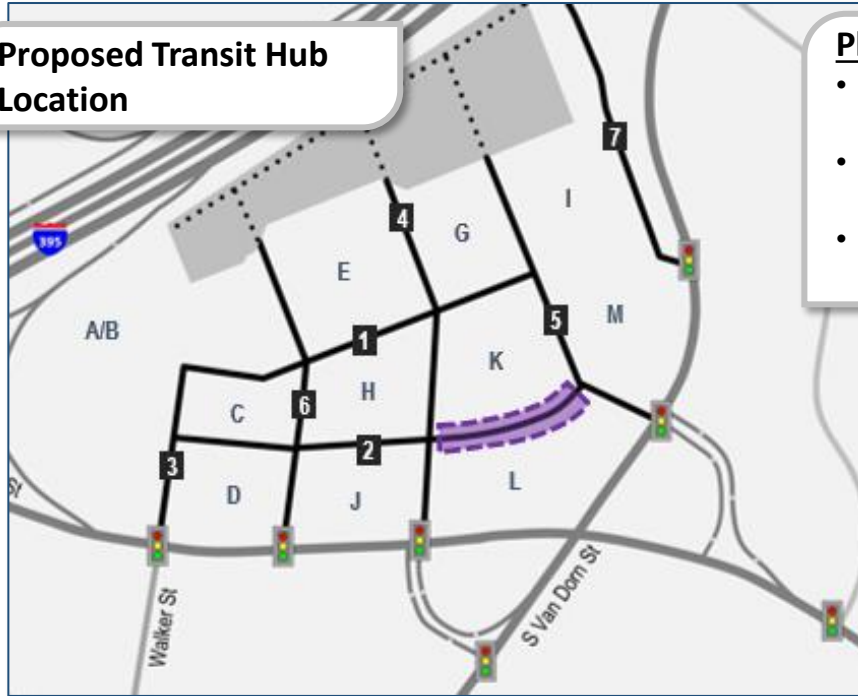
- Remain regionally & locally serving
- Centrally located for increased accessibility
- Integrated design with parallel bays



# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

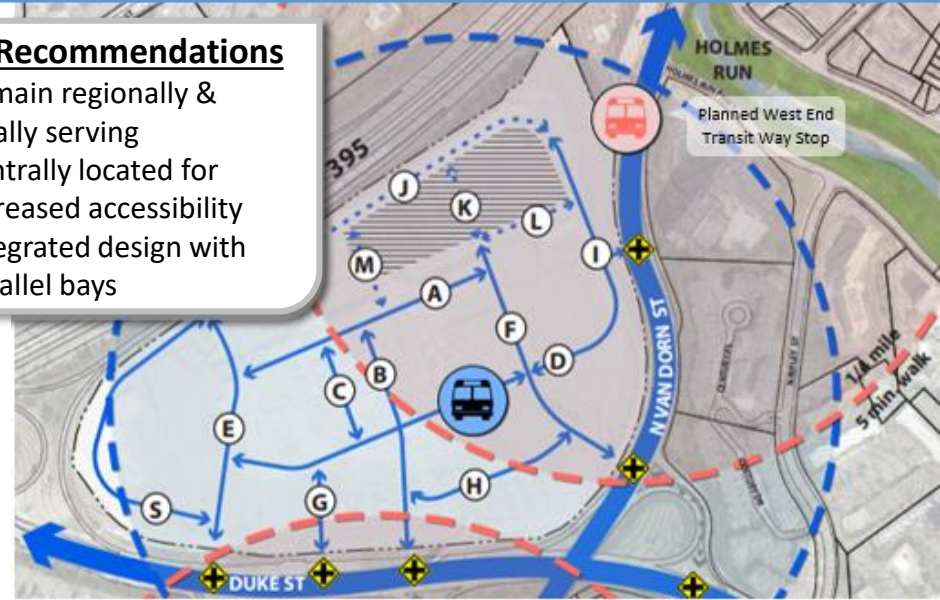
## Transit: Proposed Transit Hub Location & Small Area Plan Recommendations

### Proposed Transit Hub Location



### Plan Recommendations

- Remain regionally & locally serving
- Centrally located for increased accessibility
- Integrated design with parallel bays



### Proposed Transit Hub

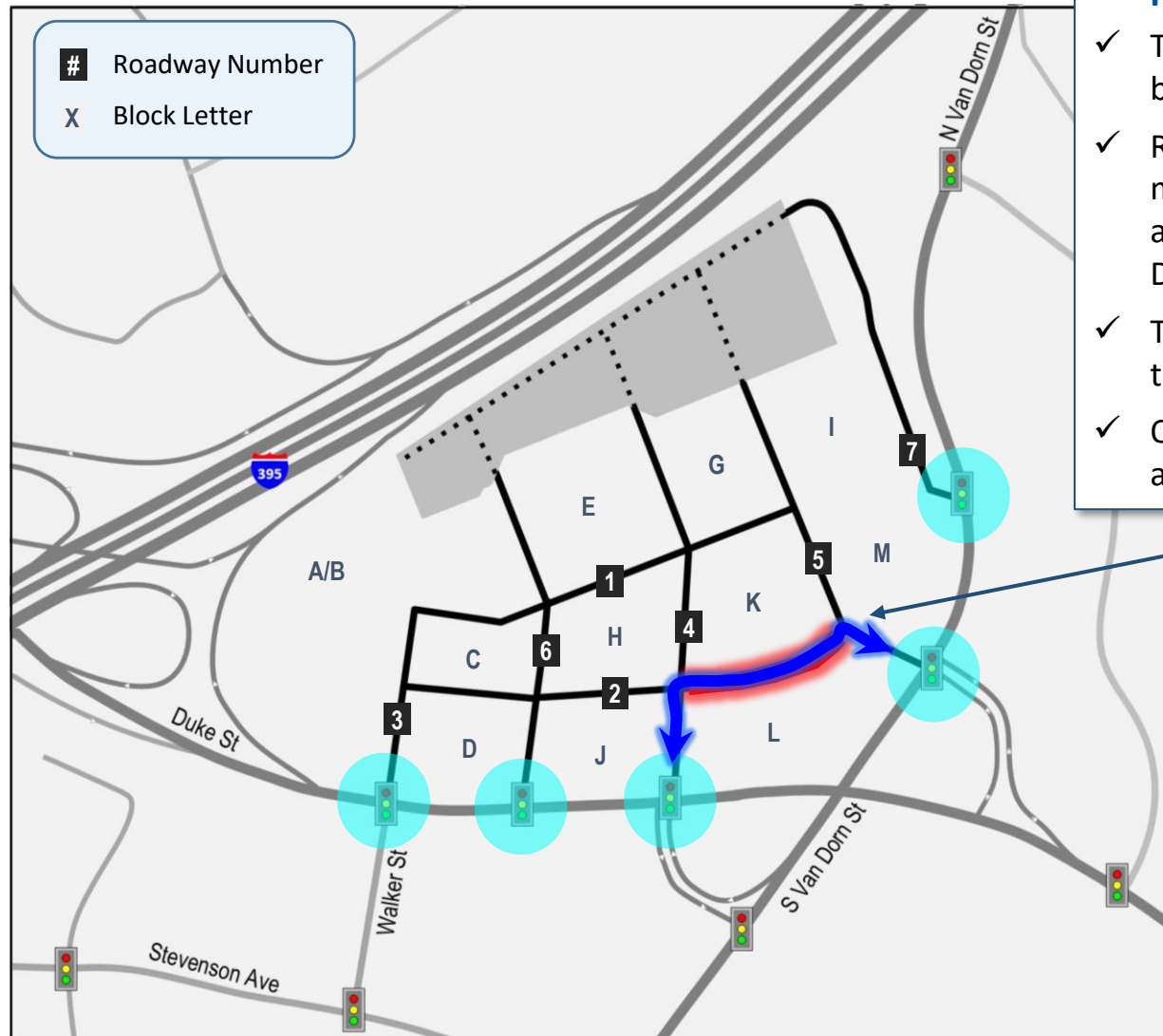
- ✓ Transit hub located on Road 2 between Roads 4 and 5
- ✓ Routing takes advantage of full movement intersections of Road 5 and Van Dorn Street and Road 4 and Duke Street
- ✓ Three stops on each side, parallel to the street
- ✓ One stop on each side will fit articulated buses





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Transit: Proposed Transit Hub Location within Network of Roads



### Proposed Transit Hub

- ✓ Transit hub located on Road 2 between Roads 4 and 5
- ✓ Routing takes advantage of full movement intersections of Road 5 and Van Dorn Street and Road 4 and Duke Street
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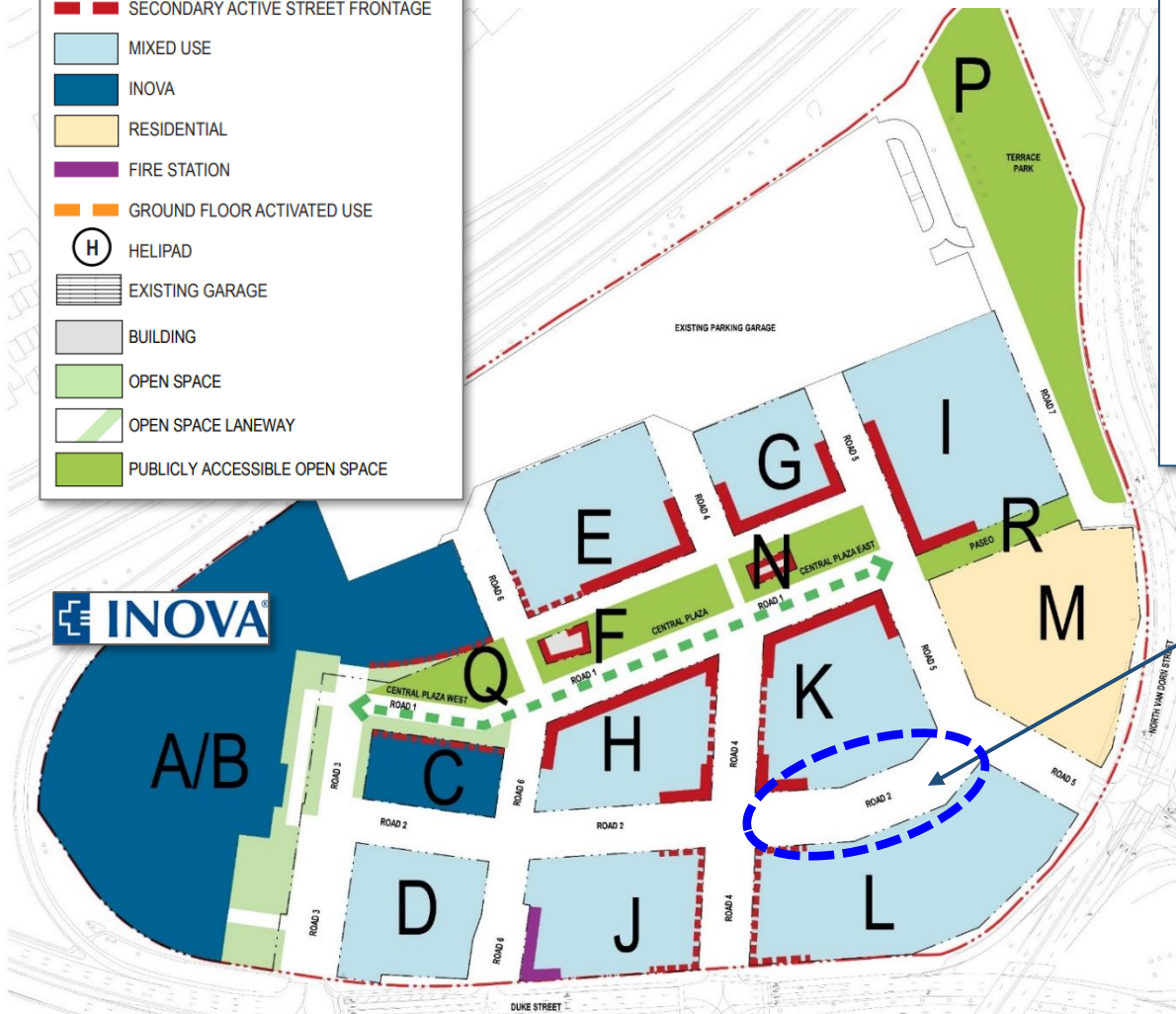
## Transit: Proposed Transit Hub with Development Land Uses

### LEGEND

- PRIMARY ACTIVE STREET FRONTAGE
- SECONDARY ACTIVE STREET FRONTAGE
- MIXED USE
- INOVA
- RESIDENTIAL
- FIRE STATION
- GROUND FLOOR ACTIVATED USE
- H HELIPAD
- EXISTING GARAGE
- BUILDING
- OPEN SPACE
- OPEN SPACE LANEWAY
- PUBLICLY ACCESSIBLE OPEN SPACE

### Proposed Transit Hub

- ✓ Transit hub located on Road 2 between Roads 4 and 5
- ✓ Routing takes advantage of full movement intersections of Road 5 and Van Dorn Street and Road 4 and Duke Street
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# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Transit: Inova Helipad

### Inova Alexandria at Landmark **Helipad** Neighborhood Site Plan

#### APPROVAL PROCESS

Discretionary

Inova intends to submit to  
FAA & VDOT for review and  
recommendation prior to  
commencement of construction

FAA typically applies a fly friendly  
approach to its recommendations  
that avoids neighborhoods and  
schools

Typical review period is 3-6 months

#### FLIGHT PATHS

Inova employs Phi Air Medical to  
provide medial evacuation services  
and to coordinate helipad activity  
with the hospital.

Phi Air Medical pilots comply with  
FAA recommendations, respect  
Fly Friendly neighborhoods, and  
use Helicopter Route Charts  
unless weather or other life safety  
considerations warrant alternative  
routes.





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Transit: Inova Helipad

### Inova Alexandria at Landmark **Helipad** Site Plan

#### HISTORIC AND PROJECTED FREQUENCY

2019: 14 Total trips. 4 Arrivals, 10 departures

2020: 19 Total trips. 7 Arrivals, 12 departures

2030 Estimate: 20-24 total trips

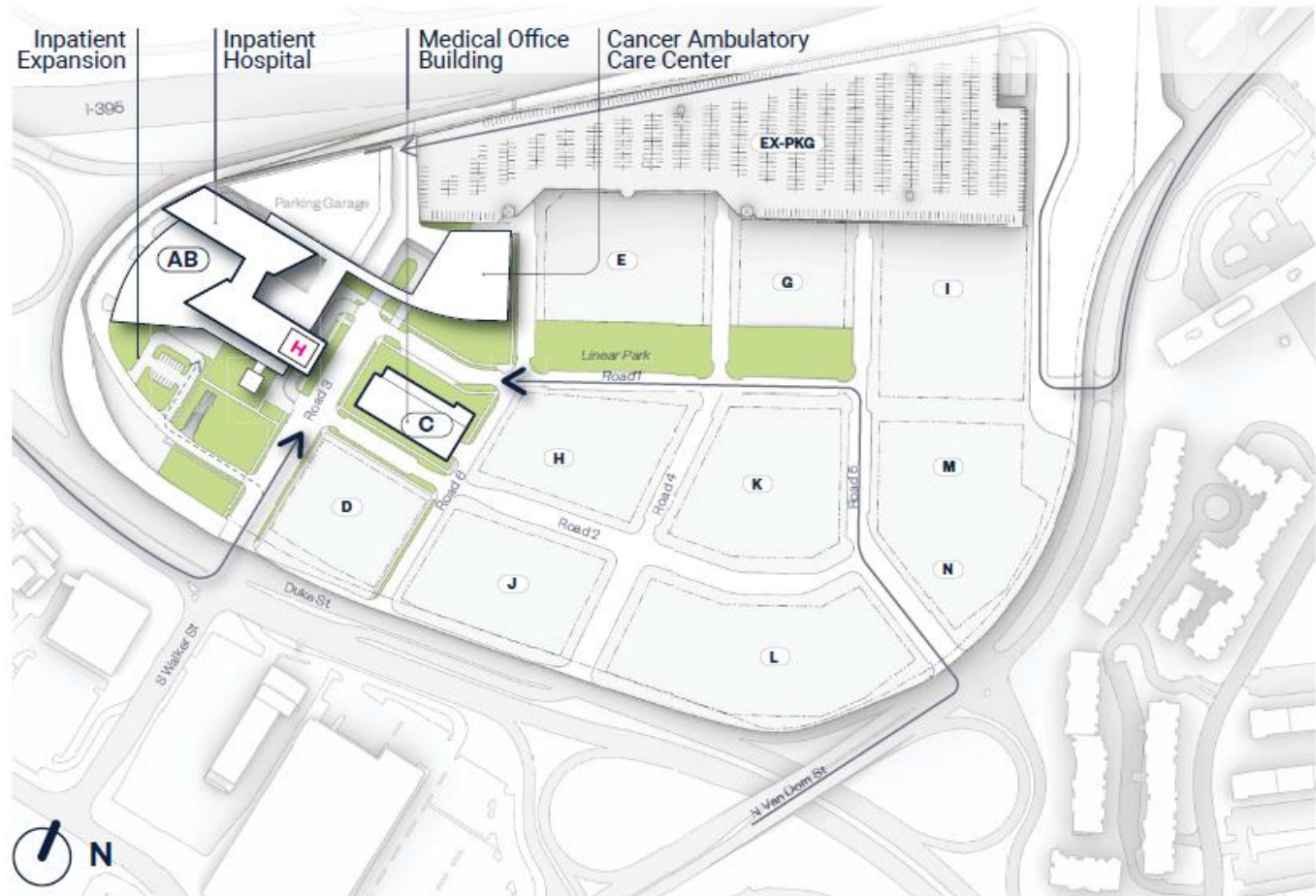
Fairfax hospital handles, and will continue to handle, the majority of helicopter flights in the inova system.

The majority of current outbound alexandria hospital flights are trauma patients being flown to trauma centers, including fairfax.

The new hospital at landmark will have a level ii trauma designation, thereby reducing outbound flights as more patients will be treated on site.

The new springfield hospital will also include a helipad.

As a result, no major increase in the number of flights to or from alexandria is anticipated with the new hospital.





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Transit: Inova Helipad

### Inova Alexandria at Landmark **Helipad** Aerial

#### REQUIRED LIGHTS

Obstruction lights at building edges, helipad perimeter lights, and illuminated windcone for navigation.

#### HELIPAD LOCATION

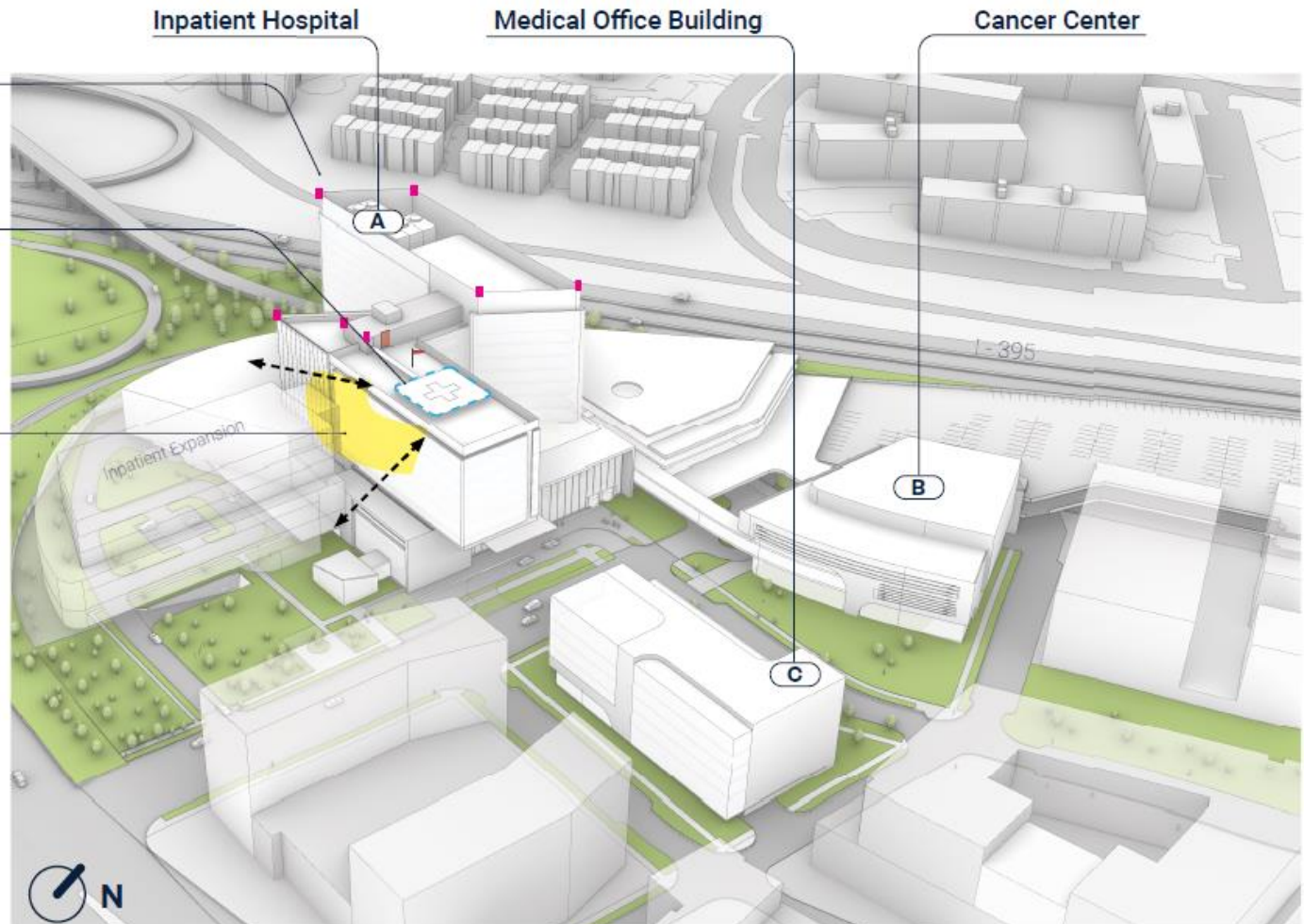
Prevailing wind conditions identified a preferred southern approach and the required obstruction free zone of the helipad made the south tower the logical location for the helipad.

#### FLIGHT TAKEOFF, LANDING

Primarily from southwest and southeast per local wind conditions

#### ESTIMATED NOISE LEVEL

"Helicopters noise levels are difficult to measure and frequently vary given site features, adjacent buildings, weather, etc. It's fair to say the average hospital helicopter 160' in the air would measure at 85 decibels at the ground level. For the pedestrians on ground level, this would be comparable to hearing a lawn mower that is 100' away."  
- FEC Heliports



## EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

### Q&A / Discussion

# Advisory Group Discussion

**15 minutes**

General public may post questions in the “Q&A” function

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Affordable Housing: 2013 Affordable Housing Master Plan

### 2013 Affordable Housing Master Plan

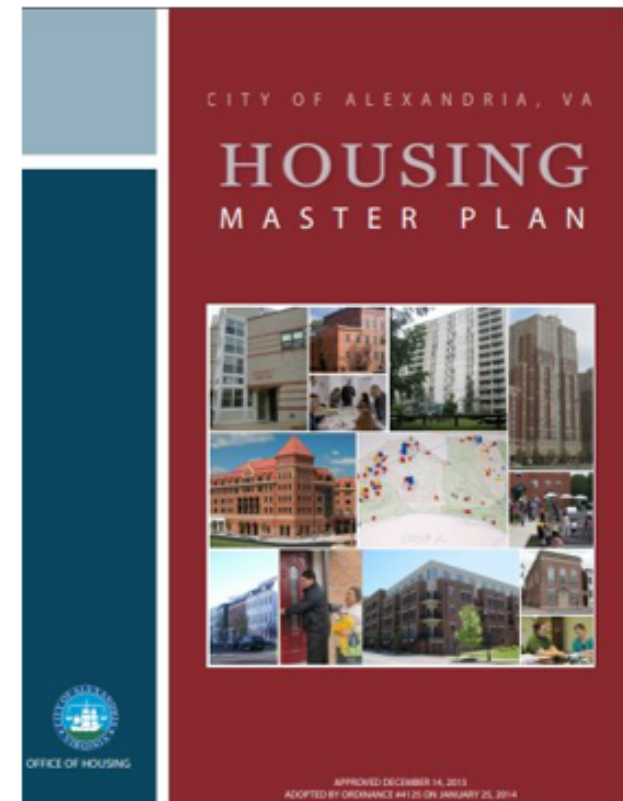
- Housing options at all incomes, life stages, and abilities
- Citywide distribution of affordable units to promote diversity and mixed-income communities
- Emphasis on housing opportunities in higher-density areas with access to transit and amenities
- Housing/Jobs balance key to Alexandria's economic growth and competitiveness



**Goal:** 2,000 units with new affordability by 2025  
**On Track**

In March 2020, City Council endorsed COG's Regional Housing Initiative, including Alexandria's target to add +2,250 affordable and workforce housing units by 2030.

*"Housing for All"*





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Affordable Housing: Alexandria Housing Affordability Gap

### Alexandria Housing Affordability Gap

**In 2019,**

14,500 households earning less than \$75k/year paid more than 30% of income on rental housing

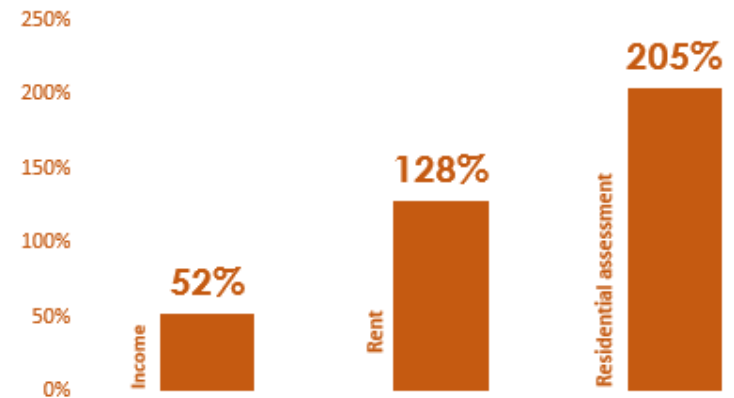


6,600 households earning less than \$50k/year paid more than 50% of income on rental housing



**Cost of average 1-bd apartment: \$1,920**

**Wage needed for avg. 1-bd apartment:  
\$36.88/hour or \$76,710/year**



2000-2020 INCOME VS HOUSING TRENDS

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Affordable Housing: Potential Jobs at Landmark

### Potential Jobs at Landmark



#### Leisure & Hospitality

- Food Prep Worker – 30% AMI
- Fitness Instructor – 55% AMI



#### Education & Health Services

- Pharmacy Technician – 50% AMI
- Firefighter – 60% AMI



#### Construction

- Equipment Operator – 60% AMI
- Carpenter – 70% AMI



#### Retail & Entertainment

- Cashier – 30% AMI
- Retail Manager – 60% AMI



#### Office

- Janitor – 30% AMI
- Receptionist – 40% AMI



#### Personal Services & Transportation

- Home Health Aide – 35% AMI
- Delivery Truck Driver – 50% AMI

### Projected local job growth in lower-wage sectors (2014-2024)



15%

GROWTH IN ACCOMMODATION AND FOOD SERVICES JOBS



15%

GROWTH IN CONSTRUCTION JOBS



27%

GROWTH IN HEALTH CARE AND SOCIAL ASSISTANCE JOBS

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Affordable Housing: 2019 LVD Corridor Plan Recommendations

### 2019 LVD Corridor Plan Affordable Housing Recommendations

- **Housing to support anticipated jobs at Landmark**
- **Housing mix:**
  - Ownership and rental options for households at 30-80% AMI (Rentals for households up to 60% AMI)
  - Levels of affordability largely determined by unit type (condos, townhomes, apartments, etc.) and tenure (ownership/rental)
- **How:**
  - Convert monetary contribution to on-site units
  - Some mandatory units in Continuum of Care Facilities
  - Establish targets for new committed & workforce units to be developed above fire station and across residential neighborhoods
  - Collaborate with Landmark partners, including their non-profit entities, to leverage third party resources for maximum housing affordability



AMI = Area Median Income  
CDD = Coordinated Development District

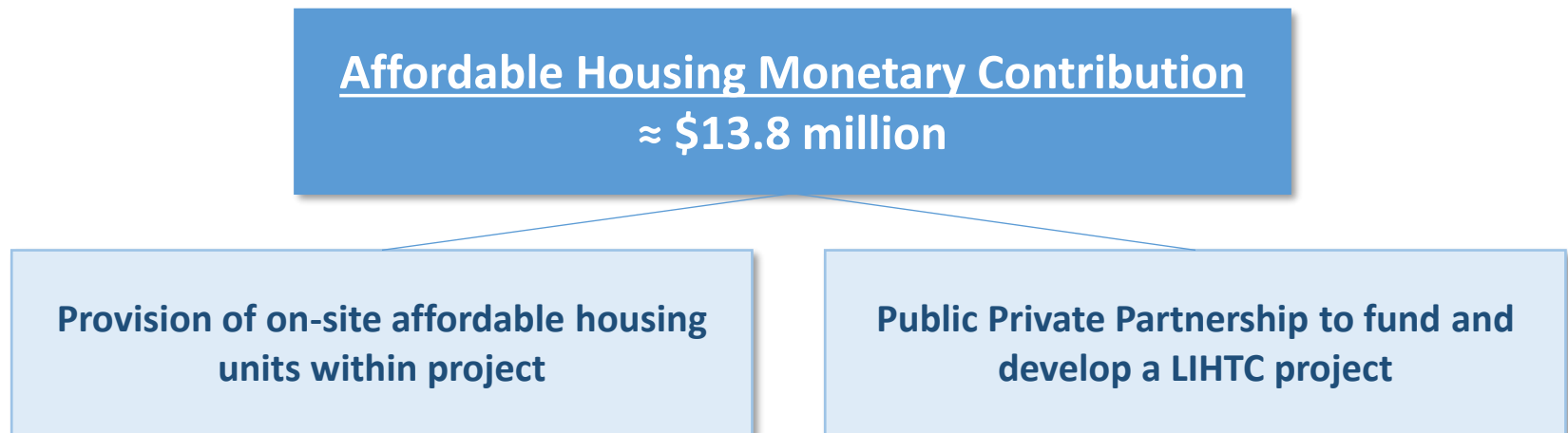


# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Affordable Housing: Applicant Proposal

### Applicant Approach

- ✓ Proposal to use monetary contributions to create affordable housing **on-site**.
- ✓ Leverage low-income housing tax credits (“LIHTC”) and other sources of funds to maximize number of affordable units created



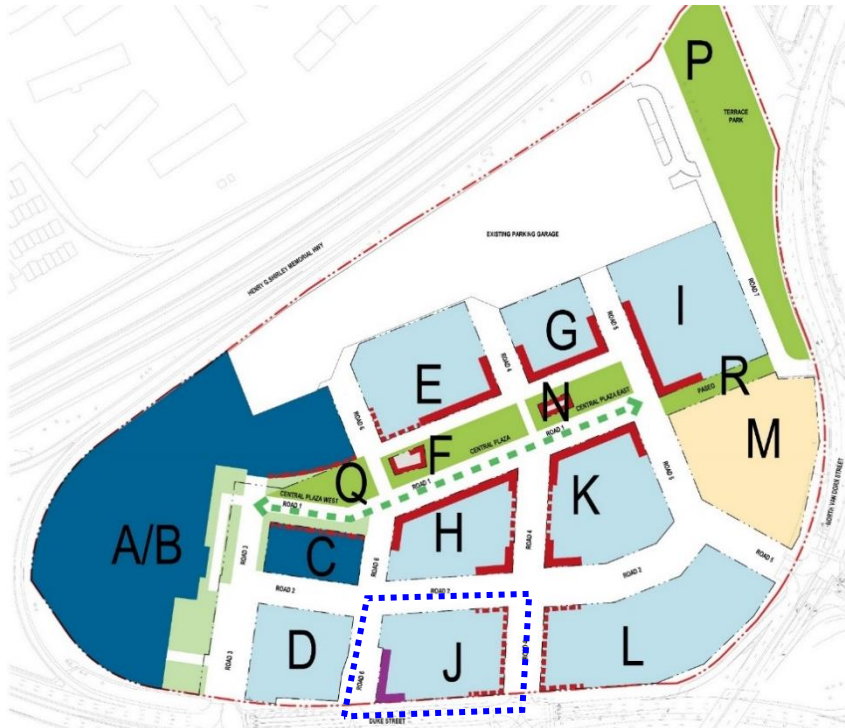
- ✓ Aspirational target of ≈10% of residential units
- ✓ Exceeds what is anticipated by Small Area Plan based on proposed density
- ✓ Also exploring options for affordable / workforce for-sale housing (ownership) component

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Affordable Housing: Applicant Proposal

### Block J Proposal: LIHTC Project & Fire Station Co-Location

- ✓ Approximately 200 affordable rental apartments co-located on block with new fire station
- ✓ Use low-income housing tax credits (“LIHTC”) and other secondary public and private sources of funding
- ✓ Timing of construction of the fire station will be provided by City CIP funding (2024), the affordable housing will be based on state tax credit allocations, and other secondary public sources of funding.



### Additional Affordable Rental Units (included in Market Rate Projects)

- ✓ An additional 45 affordable units to be provided as a component of market-rate rental multifamily programming.
- ✓ Units can be in one or more mixed-use, residential blocks

### Senior Housing (*Assisted Living / Independent Living*)

If Continuum of Care Facilities are constructed, the programming will include 2% of units at Auxiliary Grant-level or equivalent

**Note:** Building the LIHTC project as currently programmed – including the fire station and the affordable housing program – is dependent on the City of Alexandria’s funding of the fire station, the project’s ability to apply for and receive Low-Income Housing Tax-Credits, and additional affordable housing subsidies from the City of Alexandria.

## EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

### Q&A / Discussion

# Advisory Group Discussion

**15 minutes**

# Community Q&A

**20 minutes**

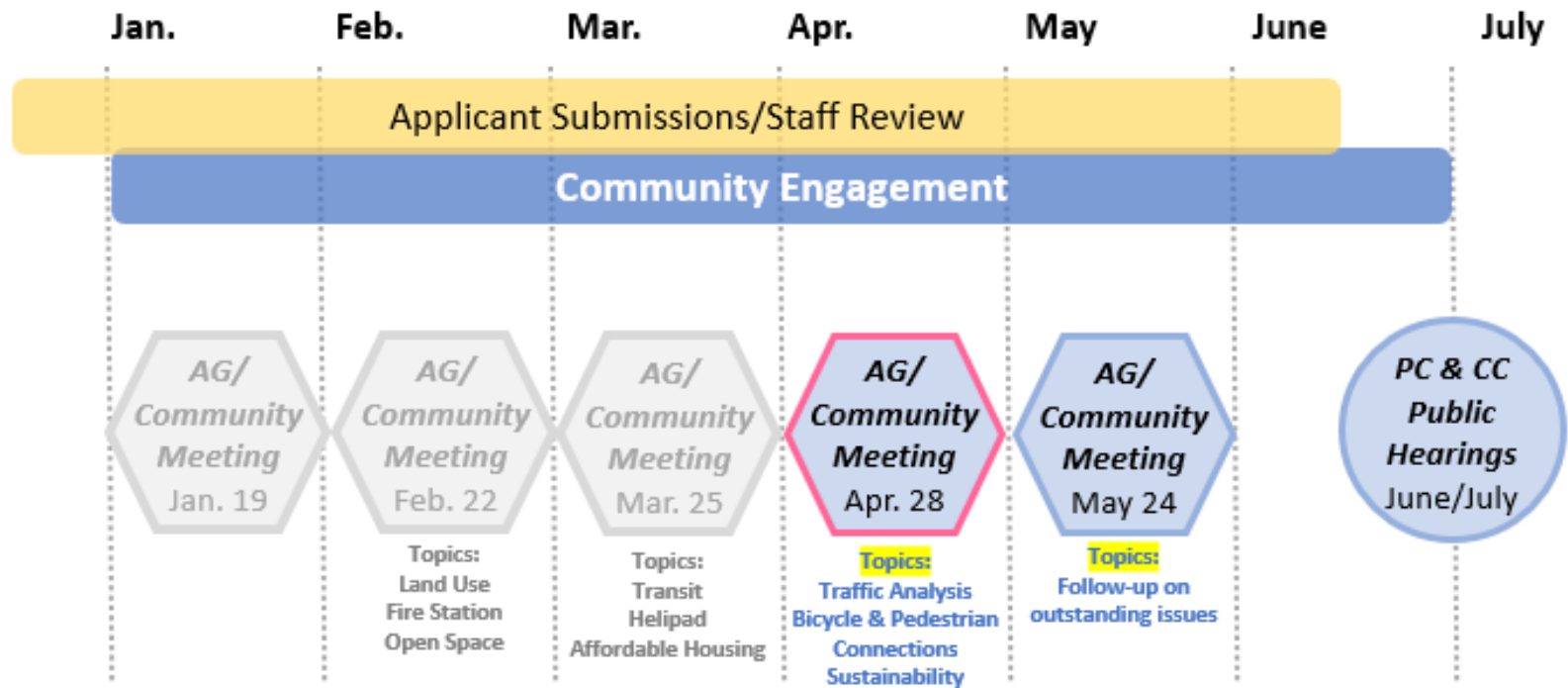
General public may post questions in the “Q&A” function or use the “Raise Your Hand” feature to speak



# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Closing: Process, Next Steps, Contact Info

### Landmark CDD/Rezoning Schedule



AG = Eisenhower West/Landmark Van Dorn Advisory Group  
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**Next  
Meeting**

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Closing: Process, Next Steps, Contact Info



What's Next?

How do I stay  
Involved?

Who do I  
contact for  
Information?

### Next Event:

April 28 @ 6 pm: EWLVD Advisory Group Virtual Meeting

### Visit the Website!

[Alexandriava.gov/Landmark](http://Alexandriava.gov/Landmark)

- *Presentation & recording of this meeting*
- *Previous event materials*
- *Applicant submission materials*
- *Links to previous planning process*

### Sign up for eNews notifications

[Alexandriava.gov/enews](http://Alexandriava.gov/enews)

### Contact Ashley Labadie with Questions:

- [Ashley.Labadie@alexandriava.gov](mailto:Ashley.Labadie@alexandriava.gov)
- 703.746.3801